

Courtyards at Miramont
Board Meeting Minutes
June 8, 2017

The Courtyards at Miramont Board of Directors Meeting was called to order at 6:04 pm. A quorum was present with all Board Members present.

Homeowner Forum – None

Minutes - The Board reviewed the minutes from the May 3, 2017 Board Meeting. A motion was made and seconded to approve the minutes with changes. Motion passed 100%.

Financials Review - The Board reviewed the April 2017 Financials. PPS explained that there is nothing outstanding on the financials. Nick made a motion to approve the financials and Cynthia seconded the approval. Motion passed.

Board Discussion

Covenant Ballot Change – The Board discussed when to have the next meeting to review the documents provided by the attorneys. The steps of what needs to happen was discussed with the Board and would like to get the documents ratified at a meeting then have an informational meeting with the community in about 45 days. PPS will check with the attorney on their schedule.

Walkaround Follow up – FLM submitted the cost for the replacement for the trees that were removed in the Cottages. Cynthia made a motion and Verna seconded to approve the bid. The Board would like to check on #4 and #6 replacement shrubs. They would like the front yards assessed for shrubs that need to be replaced in front of 5 and 6 with plants from the approved plant list. The Board would like a cost to remove the juniper and possibly transplant grasses. The Board would like to table this discussion until Charlie has the opportunity to review the plant list. This is to be put on the agenda for the next meeting.

Trees– There is currently an approved tree list for the HOA. The Board discussed the tree policy for removal and replaced. The Board will pay for the replacement of a tree up to \$500 with a tree from the approved list. The HOA will always pay for the removal of the tree. In years past the HOA was quoted \$500 to replace a 2 in caliper tree. The Board discussed the three properties that are currently in need of trees. The Board would like a cost of replacing the trees on the approved list from two vendors to move forward with the replacement. The Board reviewed the Tree Pruning estimate from the walkaround from Swing for \$616. After discussion, since there were more limbs that were down and in need to care from the snow storm, the Board would like to take care of those areas with a not to exceed costs of \$800 while they were out pruning. A motion was made and seconded to move forward with the pruning.

3 unrelated rules– There currently is a home in the community that is being rented to 3 young men. There was concern that there was going to be an issue with the 3 unrelated rule at this home. If the issue was to arise to Board would like homeowners to contact the City directly as there is not anything in the HOA documents that this would be considered a violation.

Streets – Bob Heer went to the City to discuss what would it take to turn the streets over to the City. It would constitute a lot of work. The Board would like the committee to present to the Board their findings on what exactly needs to be done. It appears that every homeowner would have to sign off and agree to the transfer.

Garage Sale – The Board discussed having a community garage sale. The Board decided not to have a garage sale this year.

Board Procedures – The Board discussed the process of when homeowners and tenants approach the Board for items. The Board needs to remind them of the procedure to contact PPS to address their concerns. There is currently no official ACC, if a submittal is turned in, it should be sent to the entire Board and a majority should approve the submittals.

The Courtyards at Miramont Board of Directors meeting was adjourned at 7:35 pm. The next meeting will be held on June 19, 2017 at 6 pm at 5000 Boardwalk #37 ratify the declarations. The next Board Meeting will be held on July 31st at 6 pm.

Respectfully Submitted,
Sandra Oldenburg
Vice President
Poudre Property Services

DRAFT